

Tax Collection Sale

**City of Philadelphia
TAX COLLECTION SALE**

Sale. . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Thursday, September 22, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1609	2001	5908 Osage Ave	3rd wd.	Front: 14'3"x63'6"	1609	2068	2337 N 32nd St	28th wd.	Front: 14'x57'
1609	2002	661 N Sickels St	4th wd.	Front: 14'x44'	1609	2069	2521 N 34th St	28th wd.	Front: 81'6-5/8"x75'2"
1609	2003	1659 N 56th St	4th wd.	Front: 15'x109'2-3/4"	1609	2070	3211 W Gordon St	28th wd.	Front: 14'5-1/2"x47'
1609	2004	5619 Arch St	4th wd.	Front: 15'2"x50'	1609	2071	3328 W Harold St	28th wd.	Irregular Size Property
1609	2005	124 N Salford St	4th wd.	Irregular Size Property	1609	2072	1503 N 26th St	29th wd.	Front: 16'x50'9"
1609	2006	233 N Wanamaker St	4th wd.	Front: 14'x61'	1609	2073	1320 N Hollywood St	29th wd.	Front: 15'x50'6"
1609	2007	423 N Hobart St	4th wd.	Irregular Size Property	1609	2074	1628 Montrose St	30th wd.	Front: 16'x50'
1609	2008	1452 N 57th St	4th wd.	Front: 15'x83'3-7/8"	1609	2075	2533 N Lee St	31st wd.	Front: 12'x67'6"
1609	2009	1713 N 42nd St	6th wd.	Front: 15'6"x88'	1609	2076	1960 N Croskey St	32nd wd.	Front: 14'2"x70'
1609	2010	812 N 42nd St	6th wd.	Front: 14'x58'	1609	2077	1863 N Judson St a/k/a 1863 Judson St	32nd wd.	Front: 14'2"x50'
1609	2011	3017 N Hope St a/k/a 3017 North Hope St	7th wd.	Front: 15'x42'	1609	2078	2548 Ridge Ave	32nd wd.	Front: 16'x64'
1609	2012	3036 N Lee St	7th wd.	Front: 14'x45'	1609	2079	2419 Arlington St	32nd wd.	Front: 15'x53'
1609	2013	3146 Arbor St	7th wd.	Front: 14'1"x48'8"	1609	2080	3143 Fountain St a/k/a 3143 W Fountain St	32nd wd.	Front: 14'x60'
1609	2014	2821 D St	7th wd.	Front: 14'x55'3-3/8"	1609	2081	2931 W Diamond St a/k/a 2931 Diamond St	32nd wd.	Front: 16'x54'
1609	2015	3222 N Lee St	7th wd.	Front: 14'x60'	1609	2082	2153 N Marston St	32nd wd.	Front: 14'x45'
1609	2016	3225 Hartville St	7th wd.	Front: 15'x42'	1609	2083	2137 N Natrona St	32nd wd.	Front: 15'x60'
1609	2017	2134 W Toronto St	11th wd.	Front: 20'x112'6"	1609	2084	2145 N Natrona St	32nd wd.	Front: 15'x60'
1609	2018	2962 N Bonsall St	11th wd.	Front: 14'x45'	1609	2085	1838 N Natrona St	32nd wd.	Front: 16'x64'6"
1609	2019	3349 N Sydenham St	11th wd.	Front: 15'x58'10"	1609	2086	2728 W Montgomery Ave	32nd wd.	Front: 15'6"x71'
1609	2020	3522 N Smedley St	11th wd.	Front: 13'6"x49'4"	1609	2087	1739 N Stillman St	32nd wd.	Front: 15'2"x62'
1609	2021	5606 Nelson St	12th wd.	Irregular Size Property	1609	2088	1708 N Newkirk St	32nd wd.	Front: 14'1"x49'
1609	2022	3715 Pulaski Ave	13th wd.	Front: 20'2"x75'	1609	2089	1710 N Newkirk St	32nd wd.	Front: 14'1"x49'
1609	2023	232 Apsley St a/k/a 232 W Apsley St	13th wd.	Front: 16'x87'	1609	2090	1749 N Dover St	32nd wd.	Front: 14'2"x42'
1609	2024	2234 N Bancroft St	16th wd.	Front: 13'9"x49'10"	1609	2091	705 E Clearfield St	33rd wd.	Front: 14'2"x54'9"
1609	2025	2459 N Colorado St	16th wd.	Front: 13'11"x47'	1609	2092	943 E Schiller St	33rd wd.	Front: 14'3"x68'6"
1609	2026	2544 N Bouvier St	16th wd.	Front: 14'6"x48'	1609	2093	3455 E St	33rd wd.	Front: 14'2"x52'6"
1609	2027	2257 N 18th St	16th wd.	Front: 15'x65'10"	1609	2094	6056 Vine St	34th wd.	Front: 22'6"x110'
1609	2028	2603 N 18th St	16th wd.	Front: 15'x61'	1609	2095	247 Horton St a/k/a 247 N Horton St	34th wd.	Front: 15'11"x44'6"
1609	2029	1518 W Boston St a/k/a 1518 W Boston Ave	16th wd.	Front: 14'1/4"x50'4"	1609	2096	1618 N 61st St	34th wd.	Front: 15'x100'
1609	2030	1512 W Hazzard St	16th wd.	Irregular Size Property	1609	2097	1326 S 26th St	36th wd.	Front: 14'x53'
1609	2031	1503 W Oakdale St a/k/a 1503 Oakdale St	16th wd.	Front: 14'x46'	1609	2098	1453 Point Breeze Ave	36th wd.	Irregular Size Property
1609	2032	2358 N Cleveland St	16th wd.	Front: 14'2"x47'	1609	2099	2342 Gerritt St	36th wd.	Front: 14'x50'
1609	2033	2449 N Gratz St	16th wd.	Front: 14'1"x50'	1609	2100	2343 Pierce St	36th wd.	Front: 13'11-1/4"x48'
1609	2034	2254 N Gratz St a/k/a 2254 Gratz St	16th wd.	Front: 14'x45'6"	1609	2101	2230 Pierce St	36th wd.	Front: 14'3"x50'
1609	2035	1802 W Ruscomb St	17th wd.	Front: 15'3"x70'	1609	2102	1711 S 24th St	36th wd.	Front: 16'x63'6"
1609	2036	6249 N 18th St	17th wd.	Irregular Size Property	1609	2103	1418 S 24th St	36th wd.	Front: 15'2"x62'
1609	2037	6440 Limekiln Pike	17th wd.	Irregular Size Property	1609	2104	1409 S Ringgold St	36th wd.	Front: 14'x50'
1609	2038	541 W Montgomery Ave	18th wd.	Irregular Size Property	1609	2105	1507 S Corlies St	36th wd.	Front: 16'x52'
1609	2039	2943 N 3rd St	19th wd.	Front: 14'x57'	1609	2106	1446 S Napa St	36th wd.	Front: 16'x52'8"
1609	2040	3448 N Bodine St	19th wd.	Front: 14'2"x50'	1609	2107	1313 S Bouvier St	36th wd.	Front: 15'x49'
1609	2041	3225 N Fairhill St	19th wd.	Front: 14'x50'	1609	2108	2509 N 7th St	37th wd.	Front: 14'x97'
1609	2042	2061 N 8th St	20th wd.	Front: 15'6"x74'	1609	2109	2653 N Darien St	37th wd.	Front: 12'4"x40'1-1/8"
1609	2043	6456 Germantown Ave	22nd wd.	Irregular Size Property	1609	2110	2423 N 10th St	37th wd.	Front: 16'x62'
1609	2044	1826 Ruan St	23rd wd.	Irregular Size Property	1609	2111	2532 N 11th St	37th wd.	Front: 15'x68'6"
1609	2045	4558 Mulberry St	23rd wd.	Irregular Size Property	1609	2112	2534 N 11th St	37th wd.	Front: 14'11"x68'6"
1609	2046	4465 Frankford Ave	23rd wd.	Irregular Size Property	1609	2113	2540 N 11th St	37th wd.	Front: 15'x68'6"
1609	2047	3934 Brown St	24th wd.	Irregular Size Property	1609	2114	1013 W Dakota St	37th wd.	Front: 13'10"x60'
1609	2048	769 N 37th St	24th wd.	Front: 14'2"x71'	1609	2115	2809 N Darien St	37th wd.	Front: 13'6"x40'
1609	2049	3846 Parrish St	24th wd.	Front: 14'x80'	1609	2116	2715 N Warnock St	37th wd.	Irregular Size Property
1609	2050	3839 Cambridge St	24th wd.	Front: 15'10"x78'	1609	2117	1146 W Glenwood Ave a/k/a 1146 Glenwood Ave	37th wd.	Irregular Size Property
1609	2051	1121 N Union St	24th wd.	Front: 13'6"x39'7-1/2"	1609	2118	3319 N Bailey St	38th wd.	Irregular Size Property
1609	2052	2115 N Orleans St	25th wd.	Irregular Size Property	1609	2119	3140 N 27th St	38th wd.	Front: 14'6"x42'2"
1609	2053	2005 E Stella St	25th wd.	Front: 16'x111'2"	1609	2120	2617 Roberts Ave	38th wd.	Irregular Size Property
1609	2054	3073 Helen St	25th wd.	Front: 14'5"x67'	1609	2121	2665 Deacon St	38th wd.	Irregular Size Property
1609	2055	3015 Ruth St	25th wd.	Irregular Size Property	1609	2122	627 Wolf St	39th wd.	Irregular Size Property
1609	2056	2312 N 27th St	28th wd.	Irregular Size Property	1609	2123	1914 S 57th St	40th wd.	Front: 16'x75'3"
1609	2057	2429 W Sergeant St	28th wd.	Front: 14'4"x67'	1609	2124	1936 S Salford St	40th wd.	Front: 14'x64'1"
1609	2058	2520 W Oakdale St	28th wd.	Front: 14'3"x58'	1609	2125	5809 Chester Ave	40th wd.	Front: 19'4"x98'
1609	2059	2629 W Silver St	28th wd.	Front: 14'x50'	1609	2126	6174 Reinhard St	40th wd.	Front: 15'x62'
1609	2060	2637 W Silver St	28th wd.	Front: 14'x50'	1609	2127	6045 Upland St	40th wd.	Front: 15'6"x60'
1609	2061	2536 W Seltzer St	28th wd.	Irregular Size Property	1609	2128	6453 Upland St	40th wd.	Front: 14'x50'
1609	2062	2415 N Hollywood St	28th wd.	Front: 15'6"x52'6"	1609	2129	6115 Yocum St	40th wd.	Irregular Size Property
1609	2063	2421 N 30th St	28th wd.	Front: 15'6"x65'	1609	2131	180 W Fisher Ave	42nd wd.	Irregular Size Property
1609	2064	2310 N 30th St	28th wd.	Front: 17'x72'	1609	2132	1344 W Toronto St	43rd wd.	Front: 15'x60'
1609	2065	2536 N Corlies St a/k/a 2536 Corlies St	28th wd.	Front: 14'2"x50'	1609	2133	943 W Russell St	43rd wd.	Front: 14'x71'3"
1609	2066	2552 N Corlies St	28th wd.	Front: 14'2"x50'	1609	2134	820 W Schiller St	43rd wd.	Irregular Size Property
1609	2067	2619 N Stanley St	28th wd.	Front: 14'x50'					

Tax Sale continues on 21

TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE

Effective: April 2000

- Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when their bid is registered, provided that in no case shall less than \$500.00 be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of the bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second bidder will take the property at the highest bid price.
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a certification from the Department of Revenue for execution by the highest bidder to the Sheriff at his office within 30 days from the date of sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty [30] day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty [30] day time limit to make settlement with the Sheriff on their second bid. Thereafter, the Sheriff shall be at liberty to return the decree to the courts and the sale of said property will be marked as "Terms of Sale Not Complied."
- A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.
- No personal checks, drafts or promises to pay will be accepted in lieu of certified check, attorney's check or money order made payable to the Sheriff of Philadelphia.
- The deposit made by any bidder who fails to comply with the above conditions of sale, shall be forfeited and the funds will be applied to the Sheriff's costs, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.
- The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs, in addition to the amount of the original tax lien. Each successive bid thereafter shall be One Hundred Dollars above the last amount stated. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the decree at that price.
- The Sheriff reserves the right to grant further extension of time to settle and further reserves the right to refuse bids from bidders who fail to enter deposits on their bids, failed to make settlement or make fraudulent bids or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.
- The Sheriff requires from each successful purchaser before settlement, certification from the Department of Revenue of the City of Philadelphia, that the successful purchaser is not more than one [1] year delinquent in paying real estate taxes on any properties owned by said purchaser with the City of Philadelphia, or that the purchaser is under agreement with the City of Philadelphia for repayment of any taxes due the City. The Sheriff reserves the right to waive the requirements of said certification when the said certification has been reasonably requested but has not been received.
- The Sheriff will not acknowledge a deed to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of the identity of the purchaser or the registration of a fictitious name. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
- All bidders are advised to remain at the sale until the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the decree has not appeared and/or is not present at the sale.

Tax Sale continued from 21

Tax Collection Sale

City of Philadelphia TAX COLLECTION SALE

Sale . . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Thursday, September 22, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1609	2135	1148 W Tioga St	43rd wd.	Front: 15'3"x90'	1609	2156	7532 Loretto Ave	56th wd.	Irregular Size Property
1609	2136	3314 N 13th St	43rd wd.	Front: 15'x96'	1609	2157	3263 Holme Ave	57th wd.	Irregular Size Property
1609	2137	3249 N Park Ave	43rd wd.	Front: 15'1/2"x100'	1609	2158	247 E Haines St	59th wd.	Irregular Size Property
1609	2138	3738 N Delhi St	43rd wd.	Front: 16'x45'	1609	2159	707 E Haines St	59th wd.	Front: 16'1"x90'
1609	2139	4159 N Darien St	43rd wd.	Front: 15'9"x38'6"	1609	2160	106 E Washington Ln	59th wd.	Front: 27'10"x110'
1609	2140	1307 N Farson St	44th wd.	Front: 14'8"x45'	1609	2161	119 E Washington Ln	59th wd.	Front: 30'x110'
1609	2141	619 N Creighton St	44th wd.	Front: 14'3"x95'5-1/2"	1609	2162	120 E Duval St	59th wd.	Front: 19'x100'
1609	2142	3617 Richmond St	45th wd.	Front: 12'x70'	1609	2163	5137 Ranstead St	60th wd.	Front: 15'x61'
1609	2143	1938 E Willard St	45th wd.	Irregular Size Property	1609	2164	5239 Chancellor St	60th wd.	Front: 15'5-1/4"x66'10-3/4"
1609	2144	3449 Braddock St	45th wd.	Front: 14'x50'7/8"	1609	2165	5237 Locust St	60th wd.	Front: 15'x85'
1609	2145	5522 Pemberton St	46th wd.	Front: 15'x60'	1609	2166	5832 N Philip St	61st wd.	Irregular Size Property
1609	2146	1508 Seybert St	47th wd.	Front: 16'x45'7"	1609	2167	2201 N Cleveland St	16th wd.	Front: 16'x45'6"
1609	2147	4850 N 7th St	49th wd.	Front: 16'x70'4-1/2"	1609	2168	1951 N 32nd St	32nd wd.	Front: 16'5"x65'
1609	2148	4849 N Warnock St	49th wd.	Front: 15'5"x85'	1609	2169	4314 Old York Rd	43rd wd.	Irregular Size Property
1609	2149	5319 N 12th St	49th wd.	Front: 29'2"x84'2-1/2"	1609	2170	1946 E Westmoreland St	45th wd.	Front: 13'x59'10"
1609	2150	1319 S 53rd St	51st wd.	Front: 20'x102'4"	1609	2171	2743 N Garnet St	11th wd.	Front: 15'x46'
1609	2151	5229 Chester Ave	51st wd.	Front: 16'x100'	1609	2172	3809 Penns Grove St	24th wd.	Irregular Size Property
1609	2152	1443 S 58th St	51st wd.	Front: 16'x81'	1609	2173	3113 Euclid Ave	32nd wd.	Front: 14'2"x71'
1609	2153	1442 S 55th St	51st wd.	Front: 15'4"x64'	1609	2174	1506 N Peach St	44th wd.	Irregular Size Property
1609	2154	1443 S Allison St	51st wd.	Front: 15'4"x61'6"	1609	2175	1744 N 22nd St	47th wd.	Front: 18'x120'
1609	2155	1707 S 58th St	51st wd.	Front: 15'x72'					

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The Legal Intelligencer

Pennsylvania Tax Handbook – 2016

By Stewart M. Weintraub and Jennifer Weidler Karpchuk – Chamberlain Hrdlicka

Pennsylvania Accountants, Tax Attorneys, and other Tax Professionals: As you gear up for the tax season, make sure the state's top tax book is in your hands!

Published by *The Legal Intelligencer* in cooperation with the Pennsylvania Institute of Certified Public Accountants, the Pennsylvania Tax Handbook is the leading resource for guidance and answers on any state and local tax issues in the state.

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